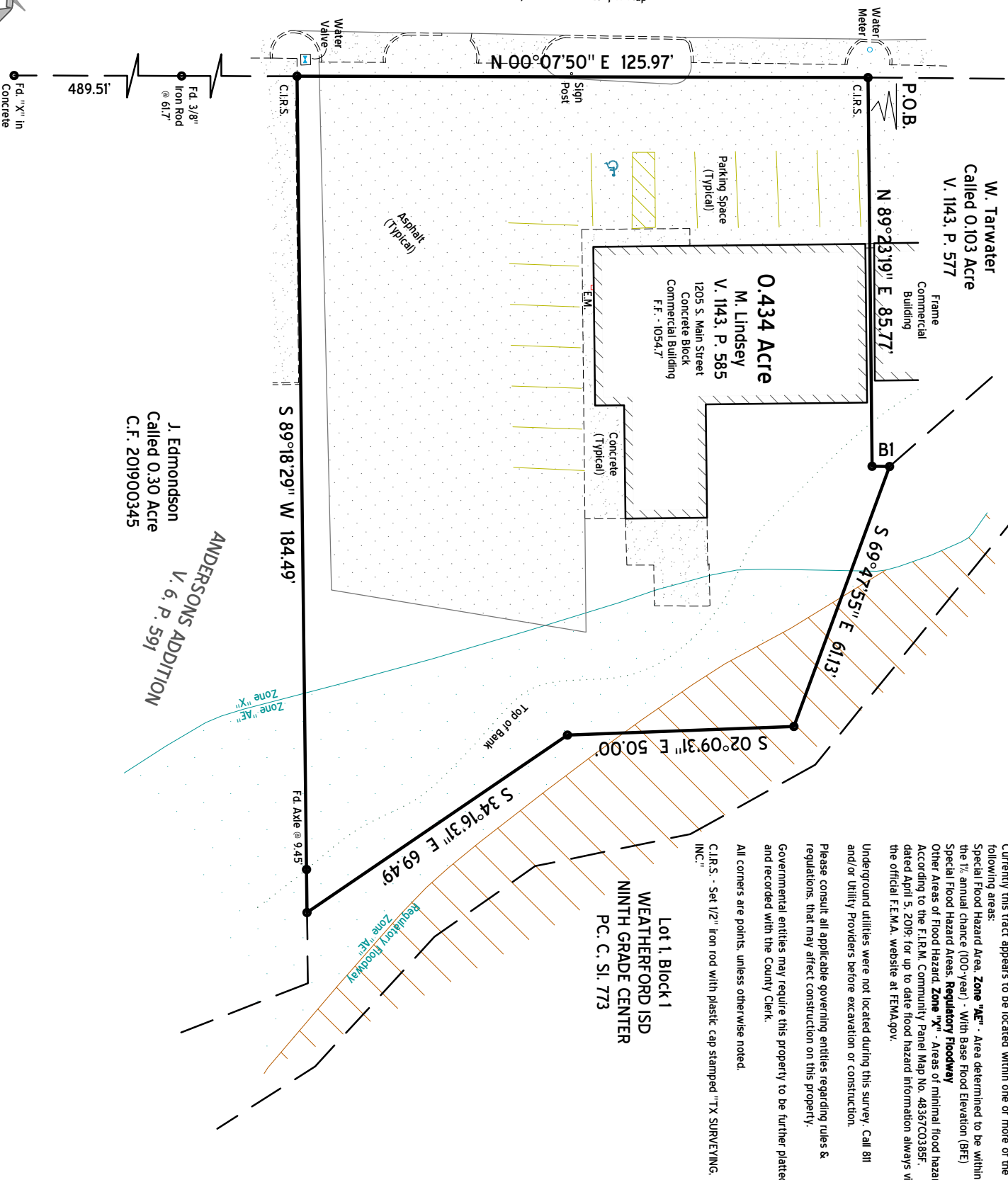


BI - N 00°30'03" E 3.84

### South Main Street

a.k.a. F.M. Highway No. 51  
Asphalt - 80' R.o.W. per Map



J. Edmondson  
Called 0.30 Acre  
C.F. 201900345

ANDERSONS ADDITION  
V. 6, P. 591

With respect to the documents listed in Title Commitment No. 9001381900324 the following easements and/or restrictions were reviewed for this survey: (None)

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (TexasUtl) and the surveyor's professional opinion.

Currently this tract appears to be located within one or more of the following areas:

Special Flood Hazard Area, **Zone "AC"** - Area determined to be within the 1% annual chance (100-year) - With Base Flood Elevation (BFE) Special Flood Hazard Areas, **Regulatory Floodway** Other Areas of Flood Hazard, **Zone "X"** - Areas of minimal flood hazard According to the F.I.R.M. Community Panel Map No. 48367C0385F, dated April 5, 2019, for up to date flood hazard information always visit the official FEMA website at FEMA.gov.

Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

Governmental entities may require this property to be further platted and recorded with the County Clerk.

All corners are points, unless otherwise noted.

C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TX SURVEYING, INC."

Lot 1, Block 1  
WEATHERFORD ISD  
NINTH GRADE CENTER  
P.C. C. SI. 773

## Property Description

Of a 0.434 acre tract of land called out of Lot 2, Block 17, ANDERSONS ADDITION, City of Weatherford, Parker County, Texas; being all of that certain tract of land conveyed to M. Lindsey in Volume 1143, Page 585, Official Public Records, Parker County, Texas; being further described by metes and bounds as follows:

BEGINNING at a set 1/2" capped iron rod in the east right of way line of S. Main Street, a.k.a. F.M. Highway No. 51, at the southwest corner of that called 0.103 acre tract of land conveyed to W. Tarwater in Volume 1143, Page 577, O.P.R.P.C.T., for the northwest and beginning corner of this tract. WHENCE the northwest corner of Lot 2, Block 24 is called by deed to bear South 43.125 feet.

THENCE N 89°23'19" E 85.77 feet along the common line of said Tarwater tract & said Lindsey tract to a point, for an ell corner of this tract.

THENCE N 00°30'03" E 3.84 feet to a point on the called southwest bank of Rentz Branch, for the northeast corner of this tract.

THENCE southerly within said Rentz Branch along the east line of said Lindsey tract as follows:

S 69°47'55" E 61.13 feet to a point;

S 02°09'31" E 50.00 feet to a point;

S 34°16'31" E 69.49 feet to a point, in the north line of that called 0.30 acre tract of land conveyed to J. Edmondson in Clerk File No. 201900345, O.P.R.P.C.T., for the southeast corner of this tract.

THENCE S 89°18'29" W along the common line of said Edmondson tract & said Lindsey tract at 9.45 feet pass a found axle, for a total distance of 184.49 feet to a set 1/2" capped iron rod, in the east right of way line of said S. Main Street, for the southwest corner of this tract. WHENCE a found 3/8" iron rod at the southwest corner of said Edmondson tract bears S 00°07'50" W 61.7 feet and a found "X" in concrete bears S 00°07'50" W 489.51 feet.

THENCE N 00°07'50" E 125.97 feet along the east right of way line of said S. Main Street to the POINT OF BEGINNING.

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, (Grid)

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground; by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

*Michael Hamilton*

Michael Hamilton, Registered Professional Land Surveyor No. 5865  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, TX 76086  
weatherford@txsurveying.com - 817-594-0400  
JN191107 - November 21, 2019



WEATHERFORD BRANCH - 817-594-0400  
**TEXAS SURVEYING**  
INC.  
FIRM NO. 10100000 - WWW.TXSURVEYING.COM

